

Note: The following case(s) is/are included in this ad.
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| Process No. | Applicant Name |
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| <u>03-194</u> | <u>JOSE A. ORTEGA, TRUSTEE, ET AL.</u> |
| <u>03-195</u> | <u>149 BIRD L. L. C.</u> |
| <u>03-210</u> | <u>LOUIS ALEXANDER</u> |
| <u>03-234</u> | <u>SDR INVESTMENTS, INC. & FLORIDA POWER & LIGHT CO.</u> |
| | |

THE FOLLOWING HEARING WAS DEFERRED FROM 10/9/03 TO THIS DATE:

HEARING NO. 03-10-CC-1 (03-195)

16-54-39
BCC
Comm. Dist. 11

APPLICANT: 149 BIRD L. L. C.

(1) BU-1A to RU-3M

REQUEST #1 ON PARCEL "A"

(2) DELETION of the Declaration of Restrictions recorded in Official Record Book 13154, Page 3299 through 3303 and only as applied to the subject property.

REQUEST #2 ON PARCELS "A" & "B"

The purpose of Request #2 is to remove a Declaration of Restricts from the site which limited development as a commercial shopping center, to allow a residential development on Parcel "A" and a commercial development on Parcel "B".

Upon a demonstration that the applicable standards have been satisfied, approval of request #2 may be considered under §33-311(A)(17) (Modification or Elimination of Conditions or Covenants After Public Hearing).

SUBJECT PROPERTY: PARCEL "A": The north 455' of the south 790' of the east ½ of the south ¾ of the west ½ of the east ½ of Section 16, Township 54 South, Range 39 East, less the east 25' thereof. AND: PARCEL "B": The north 285' of the south 335' of the east ½ of the south ¾ of the west ½ of the east ½ of Section 16, Township 54 South, Range 39 East, less the east 25' thereof.

LOCATION: The Northwest corner of S.W. 149 Avenue & S.W. 42 Street, Miami-Dade County, Florida.

SIZE OF PROPERTY: 10.79 Acres

BU-1A (Business – Limited)

RU-3M (Minimum Apartment House 12.9 units/net acre)

APPLICANTS: JOSE A. ORTEGA, TRUSTEE, ET AL.

JOSE A. ORTEGA, TRUSTEE, ET AL is appealing the decision of Community Zoning Appeals Board #14 which denied the following:

AU to BU-1A

SUBJECT PROPERTY: A portion of the NW ¼ of Section 7, township 56 South, Range 39 East, being more particularly described as follows:

Commence at the Northwest corner of the NW ¼ of said Section 7; thence run N88°8'48"E along the north line of the NW¼ of said Section 7 for a distance of 50.01' to a point; thence run S0°41'43"E for a distance of 20' to the Point of beginning of the parcel of land hereinafter described; thence continue S0°41'43"E along a line parallel to the west line of the NW¼ of said Section 7, for a distance of 444.86' to a point; thence run N89°18'17"E for a distance of 243.45' to a point; thence run N0°41'43"W along a line parallel to the west line of the NW¼ of said Section 7 for a distance of 449.78' to a point; thence run S88°8'48"W along a line parallel to the north line of the NW ¼ of said Section 7 for a distance of 243.5' to the Point of beginning.

LOCATION: The Southeast corner of S.W. 200 Street (Quail Roost Drive) & S.W. 177 Avenue (Krome Avenue), Miami-Dade County, Florida.

SIZE OF PROPERTY: 2.5 Acres

AU (Agricultural – Residential)
BU-1A (Business – Limited)

HEARING NO. 04-2-CC-3 (03-210)

31-53-40
BCC
Comm. Dist. 12

APPLICANT: LOUIS ALEXANDER

RU-1 to IU-1

SUBJECT PROPERTY: Lots 7 through 11, less the right-of-way, Block 2, AC HAMPTON PARK, Plat book 48, Page 58.

LOCATION: Lying west of N.W. 108 Avenue and south of N.W. 25 Street, Miami-Dade County, Florida.

SIZE OF PROPERTY: 0.772 Acre

RU-1 (Single Family Residential)

IU-1 (Industry – Light)

HEARING NO. 04-2-CC-4 (03-234)

20-52-42
BCC
Comm. Dist. 2

APPLICANTS: SDR INVESTMENTS, INC. & FLORIDA POWER & LIGHT CO.

- (1) UNUSUAL USE to permit an electrical distribution substation.
- (2) Applicant is requesting to permit a solid wall and chain link fence varying from 8'6" to 14' in height (4' permitted within the 25' side street setback area and 8' permitted on the balance of the property).

Upon a demonstration that the applicable standards have been satisfied, approval of request #2 may be considered under §33-311(A)(16) (Alternative Site Development Option for the BU Zoning District) or under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

Plans are on file and may be examined in the Zoning Department entitled "Wolfson Substation Site Plan," as prepared by Power Systems, dated 8/4/03 and consisting of 3 sheets and a survey as prepared by FPL, dated 2/12/03 and consisting of 1 sheet. Plans may be modified at public hearing.

SUBJECT PROPERTY: Lots 131, 132 and 134, ARCH CREEK ESTATES, Plat book 46, Page 73.

LOCATION: 14450 West Dixie Highway, Miami-Dade County, Florida.

SIZE OF PROPERTY: 1.81 Acres

PRESENT ZONING: BU-1A (Business – Limited)